



GRASSROOTS
REALTY GROUP

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370040 Range Road 4-0
Rural Clearwater County, Alberta

MLS # A2348475



\$1,250,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	2,067 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	152.83 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Many Trees, Native Plants, Pasture, Private, Tree		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Laminate, Tile	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	1-37-4-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: None

Welcome to the ultimate small-scale farming paradise—a turnkey 153-acre property offering the perfect balance of productive agricultural land and peaceful, treed privacy. Situated on a quiet no-exit road just 15 minutes to Spruce View, 30 minutes to Sylvan Lake, and 40 minutes to Red Deer and borders Red Deer County & Clearwater Counties. This versatile holding generates \$3,200 per year in surface well income and provides endless potential for livestock, homesteading, hunting, or multi-generational recreation. The agricultural footprint features approximately 73 acres of fenced and cross-fenced pasture, set up for rotational grazing using solar electric fencing and with three dugouts—effortlessly capable of supporting 30+ cow-calf pairs. At the heart of the remaining 80-acre treed homesite and lower grazing area sits an extensively updated bungalow spanning just over 2,000 square feet. The 3-bedroom, 2-bathroom layout boasts two spacious living areas with 9' ceilings throughout, a cozy Blaze King wood-burning stove, a iron filtration system, and modern upgrades throughout including new flooring, paint, trim, appliances, and fully renovated bathrooms. Outdoor living shines with a massive 40' x 12' covered south-facing deck overlooking the picturesque acreage. The outbuildings and recreational amenities include a 24' x 32' insulated and heated shop equipped with 12' ceilings and 220V wiring, alongside two 20' storage sea containers. Guests will love the private, insulated 10x12 cabin and dedicated 1/3-acre group camping spot complete with an outhouse, all connected by an extensive network of walking paths winding throughout the trees. Whether you are looking to launch a cattle ranch, live a self-sufficient lifestyle, or rent out the pasture for passive income, this quiet country oasis offers everything you need to

live your best rural life. GST may apply.